

Description	Capital Improvements Program Committee June 25, 2008		
Date	06/25/2008	Location	CIP Committee
Time	Speaker	Note	
7:01:12 AM	Vice Chairman David Weaver	Called to Order. Members present were Chairman David Smith (7:02:54), Conrad Anker, Todd Mitchell, Dawn Hayes, Commissioner Joe Skinner, David Weaver, Dale Beland and Cynde Hertzog. Others present were Finance Director Ed Blackman, Grants & Projects Administrator Larry Watson, County Administrator Earl Mathers and Recording Secretary Crystal Turner.	
7:01:22 AM		There was no public comment on any items not on the agenda.	
7:01:29 AM	Vice Chairman David Weaver	Approval of Minutes of May 14, 2008 Seeing no changes, corrections or additions to the minutes, may I have a motion to approve?	
7:01:44 AM	Dale Beland	Move to approve the minutes as submitted.	
7:01:47 AM	Conrad Anker	Second	
7:01:51 AM		Motion passed unanimously.	
7:01:56 AM	Vice Chairman David Weaver	Review and Comment on Recent Capital Needs (not previously reviewed)	
7:02:16 AM	Larry Watson, Grants & Projects Administrator	Put together packets for the CIP on additional projects. These are things that have come up since CIP met and approved the capital plan. (David Smith arrived.)	
7:02:54 AM	Chairman Smith	Questions, clarification and discussion between David Smith, Larry Watson and Commissioner Joe Skinner.	
7:04:53 AM	Larry Watson, Grants & Projects Administrator	Project #1 Courthouse Annex Fire Sprinkler System Replacement Pneumatic test being done this week and then we'll determine how urgent it is to replace the system. If it passes that, they'll call Larry for approval to move forward with the Hydraulic test. Pictures from the pipes show corrosion, which doesn't necessarily mean that the system would fail because sometimes corrosion seals leaks. These tests, which are needed to verify the fire sprinkler system is operational, must take place or the Fire	

		Marshall will not issue a certificate of approval nor will the City of Bozeman issue a certificate of occupancy.
7:06:51 AM		Board questions and discussion with Larry Watson. Todd Mitchell asked how long it will be before we know if we need the hydraulic test. Larry answered that we will know within the next couple of days. David Weaver asked if the board is considering the cost of total replacement (\$45,000-50,000). Larry answered, "Yes," and added that, "we are right on the cusp of going to bid with the cost of the work to be done, so he has included design costs in that figure."
7:12:19 AM		Dale Beland is confused with this discussion: is it our intent to have Larry go through each of the six new projects, give a recap, and then have the committee go through and rank them? David Smith answered yes, but it is not his intention to have the ranking discussion today.
7:12:56 AM	Chairman Smith	Project #2 Detention Center HVAC Improvements
7:13:00 AM	Larry Watson, Grants & Projects Administrator	This project will need to go out for bid. Design and bid package is being done right now. There are many units failing or in the process of failing.
7:14:18 AM		Board questions and discussion with Larry Watson. Commissioner Skinner asked if these could be replaced individually as they fail. Larry said yes, they can be but the issue of needing to replace it all still exists. If you replace one or two at a time you overload the other units; it just pushes the issues to another area.
7:16:03 AM	Earl Mathers, County Administrator	Another concern is that at least some of the units are leaking carbon monoxide. It is not clear the number of units that are leaking, but most are in a decrepit state of repair.
7:16:49 AM		David Smith added that even if a ballot passes, most likely the facility will need to be operational for three more winters.
7:17:16 AM	Chairman Smith	Project #3 Detention Center Roof Repair
7:17:18 AM	Larry Watson, Grants & Projects Administrator	Throughout the spring a couple of the domed or vaulted portions of the roof have been leaking. This past winter was more severe than what we have seen in recent years and those domed portions of the roof are now cracked and leaking. This project could be done under \$50,000. Estimate is a year old, but Larry has spoke with the contractor who submitted that estimate and he stated he could probably do the job for that same price.

7:19:05 AM		Board questions and discussion with Larry Watson. There is a new product out there that the contractor believes will alleviate this issue. Larry has not seen the proposals of the cost come in yet; when they do we will check out contractor references and the quality of the product. Contractor said he thought he could come in slightly above half the cost of traditional roofing material. It is a rubberized-type product. It is white and has less UV breakdown. They lay that white rubberized material down, then fabric on top of that, then another coat of rubberized material on top of the fabric. Contractor has worked in various states and he will provide many references saying this material holds up better to leaks than traditional products. Discussion regarding flat roofs versus sloped roofs.
7:23:48 AM	Chairman Smith	Project #4 Law & Justice Roof Replacement North Portion
7:23:50 AM	Larry Watson, Grants & Projects Administrator	Replaced portion of the roof on the south side of Law & Justice Center. While up there we saw portions of the north roof that are starting to fail. It is not currently leaking, but it will not be long before it starts to so that is why it is included in these proposals. If we do get leaks in the north portion, we are talking about leaks in the courtrooms.
7:25:50 AM		Board questions and discussion with Larry Watson. David Weaver suggested a global roof replacement as opposed to this patchwork system. Larry stated that we did not have the quarter-million dollars to originally do that. Dale Beland commented that this brings up the issue of the facility's overall condition. We have a process that attempts to provide a rational assessment of the conditions for the different (County) buildings, and yet by circumstance the Commission is forced to react to a bandaid process.
7:27:41 AM	Ed Blackman, Finance Director	The current budget in place right now had significant improvements on the carpeting in the L&J, directly from the FCI. Roofs were the second part of that process, but FCI felt the carpets were more important since there were so many trip hazards.
7:28:44 AM		Questions and discussion with Ed Blackman regarding being proactive rather than reactive.
7:30:25 AM	Chairman Smith	Project #5 Courthouse Annex Roof
7:30:30 AM	Larry Watson, Grants & Projects	Similar project...different building. While doing remodel work over there, we have noticed that it had not been well maintained and has caused decomposition of the roof materials. When inspected, the contractor said it only had a few years of life left and

	Administrator	that we needed to be considering replacement. We have repaired any leaks that have been found while doing the remodel.
7:31:46 AM		Questions and discussion with Ed Blackman, Larry Watson and Earl Mathers. Commissioner Skinner stated that he is aware of this new roofing product Larry has mentioned. It has been used in some of the local potato warehouses. Customers' comments have been positive.
7:35:00 AM	Chairman Smith	Project #6 Courthouse 1st Floor Restroom Renovation
7:35:02 AM	Larry Watson, Grants & Projects Administrator	This is the only restroom in the Courthouse that is not ADA-compliant. It is also the most used restroom in the Courthouse. We have requests from the Motor Vehicle, Elections and Environmental Health departments to renovate this bathroom and make it ADA-compliant. If renovated it would make public access more effecient and pleasant, and will save water usage as the current fixtures are original and not conservative.
7:36:24 AM		David Weaver questioned why CIP is reviewing this if it is supposed to come out of the Facilities budget. Ed Blackman answered that it is a FCI specific item that CIP needed to review.
7:37:20 AM		Comments by David Smith regarding new section added to project tally sheet. Todd Mitchell questioned Project #1--is that going forward even if the system does not pass? Larry answered yes, we have to or we will not get a certificate of occupancy. If they pass the airway test they could be in there as soon as tomorrow. It is an aged system that we had hoped to "limp" by until we can get into the north end and complete the remodel. Earl Mathers stated that he and others met with the City at the Annex because they balked at issuing a certificate of occupancy and improving the system. The area that covers the sidewalk should be sprinkled. City did agree if the system passes these tests they will give certificate of occupancy, but by 2011-12 we will have to replace the system anyway. Cynde Hertzog asked Ed Blackman, "In prioritizing this, do we have a current available dollar amount to work with?" Ed answered, "No, not at this time." Commission would really appreciate having your prioritization to make their budgetary determinations. David Smith stated that it sounds like the sprinklers are our #1 priority right now. He suggested to come back with spreadsheets at our next meeting and work on prioritization. Larry stated that Ed's request is that the CIP give their recommendations by the 2nd week of August. Commissioner Skinner added that it would be helpful if the Commission could get the information sooner.
7:43:11 AM	Chairman	Continued Discussion and Comment on Master Plan Work at

	Smith	L&J Campus
7:43:16 AM	Larry Watson, Grants & Projects Administrator	<p>Provided update on project. #1) We are currently in the procurement process for the Construction Manager at Risk. We received four responses. Interviews are scheduled for Tuesday July 1st. At this time when we see the rankings of the RFPs, we are assuming that we have to make time available to interview all four firms. One date set aside is July 17th. They will be working with our other two contractors on board: Durrant and Dowling/Sandholm and the consultant Dennis Liebert. Consultants will all be in town Monday June 30th to meet with us. #2) Regarding the City's request for 5-acres. The original design had outlined acreage in the north corner. Since that time the City has come back with a secondary request for a piece of property in the southwest corner, where the baseball fields currently sit. This discussion has been going on for a couple of weeks. The Commission took it off the table last week telling the City that it will not reconsider the area in the southwest corner. The City is under contract with Dowling/Sandholm who, after seeing the Commission's response, has ceased working on a redesign of the Master Plan. Commissioners stated that they will not reconsider this issue for the reason it makes little sense to the continuity of the campus. Isolating the City in one corner requires the public to criss-cross their access. #3) We are giving two presentations on the Master Plan Thursday: Chronicle Editorial board (at the Chronicle) at 10:30 and at noon with the Belgrade Chamber (at Country Kitchen in Belgrade).</p>
7:48:19 AM		David Smith stated that if the City of Bozeman wants to have their own little spot their request should be off the table. "Personally if that is their interest, they can look at their other sites and go their own way. We wanted to have a campus concept. As much as I'd like to do the right thing for the tax payers, we also need to do the right thing for the County as well."
7:49:39 AM		Commissioner Skinner stated that David has summarized the Commission's thoughts exactly. We have bent over backwards for them to be included and they just keep changing their mind and their requests.
7:50:04 AM		Board discussion including Earl Mathers, who met with Chris Kukulski yesterday. David Weaver stated that he would not be opposed to another Master Plan design. If reconfiguration of the site needs to be addressed for the flow for public access that is all right, but not his primary concern. He is concerned that carving 5-acres out for the City has always seemed excessive; the County would no longer have access to that site if the County needed it in the future. Given the growth of the County and what he perceives

		<p>as the needs of the County, we do not have 5 acres to "give" to the City. We will eventually outgrow this campus, or will need to cut/move departments out of the campus and relocate them, by an estimate of year 2025. Dale Beland added another issue that comes to mind: the role of Dowling/Sandholm. They are under contract with both the City and the County which, in his opinion, is a conflict of interest. Earl added that he has a message into Jeff Sandholm, waiting for response regarding this issue. Dawn Hayes stated, as a tax payer, she has a problem [with the conflict of interest]. Discussion regarding moving the City's space and the public's needs. David Smith added that we, as the CIP Committee, need to do the best for the County tax payers.</p>
7:57:26 AM		<p>Board questions and discussion with Larry Watson regarding Carter Goble Lee doing another revision of the County's needs assessment report and adoption of the Law & Justice / Detention Center Campus Master Plan. Commissioner Skinner stated that the Commission is a little hesitant to approve the Master Plan because we are still verifying that everything will fit and is best-placed for the public. David Smith asked Commissioner Skinner if he is looking for more feedback from this group. Commissioner Skinner stated yes, general comments. David Weaver added that access on the Master Plan is something he is concerned about, as well as the analysis of the impact of the court systems and the "zero tolerance policy" of disruption to court sessions during any construction. Larry said that he and Deputy County Attorney Chris Gray met with Judge H. Brown and Judge J. Brown to discuss these issues. Ed Blackman added that regarding the access, the intent is to have access four ways (N, S, W, E). We have three of those accesses already: the south, east and west accesses, though one hasn't been fully developed. One we still need to acquire is the north access onto Koch directly. David Weaver clarified that his primary concerns regarding access are for emergency services.</p>
8:10:24 AM		<p>David Weaver asked if we are still on target for a November ballot, and not anything sooner. Commissioner Skinner answered yes, we have passed the deadline for anything sooner.</p>
8:11:16 AM	Chairman Smith	Project Updates
8:11:21 AM	Larry Watson, Grants & Projects Administrator	<p>Landfill: currently have a bid package out. Road & Bridge project: a little behind because of weather: we were not able to put up metal sidings and roof with all the lightening. Annex move: began yesterday. Between now and mid-July Environmental Health, and then Human Services, will be moving in. Law & Justice flooring project: starting to see light at the end of the tunnel. Sheriff area moving back in. Painting in law and records</p>

		<p>area complete. This Friday afternoon the crew will show up to do the mezzanine area on 3rd floor. Final piece is targeted for the weekend of July 14th and that will be the south stairwell. Bid opening last night on 9-1-1 / Fire Station #3 project: Good turnout of bidders. Many different bid schedules, most are very competitive price bids (as much as 1/2 million dollar differences). All bids received on mechanical portion of the project were way higher than expected. We will be reviewing those bids quickly because the recommendation is due to the City next Monday night and due to the County next Tuesday morning. David Smith asked if the City and County both need to approve those bids. Larry answered yes, many of the costs are shared.</p>
8:16:50 AM		<p>Board discussion and questions with Larry Watson and Ed Blackman regarding replacing sprinkler system at Courthouse Annex. Discussion regarding process of inspections at time of purchase of the Annex building.</p>
8:20:47 AM		<p>More board questions and discussion regarding the bids for the 9-1-1 / Fire Station #3 project.</p>
8:21:30 AM	Larry Watson, Grants & Projects Administrator	<p>New things on horizon: #1) County was awarded a grant by Montana Department of Commerce to renovate a group home for Reach, Inc. #2) Received another grant from the Department of Commerce for review and inspection of the Belgrade Senior Center. #3) Still working with Hebgen Lake/West Yellowstone Water & Sewer District on their improvement project. #4) We are under way for bidding and contract process for Rae Water & Sewer. #5) Last week we handed a signed copy to Director Lynch of the MOU for the I-90 East Belgrade Interchange, regarding the environmental assessment portion. Discussion regarding the amount for which the County will be responsible.</p>
8:25:48 AM	Chairman Smith	<p>Next meeting agenda: spend time on grid. Dale Beland added regarding the upcoming term expirations (and for any "new-be's"): a training session. Ed Blackman suggested changing the by-laws to 3-year terms and committee could discuss this on next agenda and make a recommendation to the Commission. Members that cannot attend the July 9th meeting: Todd Mitchell, David Weaver and Conrad Anker.</p>
8:28:36 AM		<p>Meeting adjourned.</p>